Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

309/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

| For the meaning | of this price see | consur | mer.vic.go | v.au/ı | underquot | ing | | |
|-----------------|-------------------|-------------------|------------|--------|-----------|------|--------|-----------|
| Range betweer | n \$660,000 | | & | | \$720,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$717,500 | Prope | erty Type | Unit | | | Suburb | Doncaster |
| Period - From | 01/10/2023 | to 3 ⁻ | 1/12/2023 | | So | urce | REIV | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 2/6 Thiele St DONCASTER 3108 | \$670,000 | 25/02/2024 |
| 2 | 106/8 Hepburn Rd DONCASTER 3108 | \$651,000 | 22/11/2023 |
| 3 | 717/101 Tram Rd DONCASTER 3108 | \$630,000 | 23/11/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/04/2024 16:15









Property Type: Apartment Agent Comments Indicative Selling Price \$660,000 - \$720,000 Median Unit Price December quarter 2023: \$717,500

Comparable Properties



2/6 Thiele St DONCASTER 3108 (REI)



Price: \$670,000 Method: Auction Sale Date: 25/02/2024 Property Type: Apartment Land Size: 108 sqm approx Agent Comments



106/8 Hepburn Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$651,000 Method: Private Sale Date: 22/11/2023 Property Type: Apartment



717/101 Tram Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$630,000 Method: Private Sale Date: 23/11/2023 Property Type: Apartment

Account - Barry Plant | P: (03) 9431 1243



propertydata

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